

**PEBBLE BEACH COMMUNITY SERVICES DISTRICT
REGULAR MEETING OF THE BOARD OF DIRECTORS
MINUTES**



**Friday, July 31, 2026, at 9:30 a.m.
3101 Forest Lake Road, Pebble Beach, CA 93953
District Boardroom**

CALL TO ORDER

President Richard D. Verbanec called the meeting to order at 9:30 a.m.

ROLL CALL

Board Directors Present

Richard D. Verbanec, President
Peter B. McKee, Vice President
Richard B. Gebhart, Director **
Leo M. Laska, Director
Jeffrey B. Froke, Director

Board Directors Absent

None

District Legal Counsel Present

Michael Laredo, De Lay & Laredo

District Staff Present

Nick Becker, General Manager (GM)
Chris Simmons, Principal Engineer
Marianna Pimentel, Chief Financial Officer (CFO)
Nic Faro, Maintenance Manager
Delbert Truong, Assistant Engineer
Ty Cederstrom, Intern
Jesse Huddleson, Maintenance Technician
Ryan Casey, Maintenance Worker II
Travis Edwards, Maintenance Worker II
James Marlar, Jr., Maintenance Worker I
Mark Sullivan, Accountant *
Yuriana Nuñez, Admin. Serv. Manager/Board Clerk

CAL FIRE San Benito-Monterey

Unit Staff (CAL FIRE) Present

Matt Stanford, Assistant Chief
Daniel Fry, Battalion Chief
Greg Leonard, Prevention Captain
John Trenner, Fire Prevention & Planning

Others Present

Craig Geddes, Sergeant, California Highway Patrol (CHP)
Brandon Smith, Commander, Monterey County Sheriff's Office (MCSO)
Peter Brown, Director of Security, Pebble Beach Company (PBC)
Shawn Casey, Vice President Resource Management, PBC
David Goupil, Board Director, Del Monte Forest Property Owners (DMFPO)
Tim Morris, District Manager, Waste Management
Barbara Buikema, General Manager, Carmel Area Wastewater District (CAWD) *
Suzanne Cole, Board Director, CAWD *
Vinod Badani, Vice President, E2 Consulting Engineers *

**Signifies Zoom virtual attendance*



**** Director Gebhart participated remotely (audio/video) pursuant to Govt Code § 54953.8.3 (“Just Cause” – personal medical issue).**

APPEARANCES, ORDER OF BUSINESS, AND ANNOUNCEMENTS

1. *Appearances and Announcements:* General Manager Nick Becker introduced returning summer intern Ty Cederstrom, who also interned with the District last year. Principal Engineer Chris Simmons presented Ty with a Completion of Internship Certificate, recognizing his contributions to Engineering projects during his eight-week internship and noting the positive experience of working with him again.
2. *Agenda Changes:* Agenda Items No. 17 and 07 were moved up in that order.
17. *Citing Meritorious Service and Expressing Appreciation to Maintenance Technician Kelvin L. Ellison, Upon His Retirement from the Pebble Beach Community Services District (PBCSD) After 31 Years of Distinguished Service:*

MOTION 26-07-01: Approve Resolution 26-26 citing meritorious service and expressing appreciation to Maintenance Technician Kelvin L. Ellison, upon his retirement from the Pebble Beach Community Services District after 31 years of distinguished service.

Moved by: Director Froke

Seconded by: Director Laska

Roll Call Vote:

Director Gebhart	Yes
Director McKee	Yes
Director Froke	Yes
Director Verbanec	Yes
Director Laska	Yes

Motion Approved: Unanimously, carried 5-0.

Absent: None

General Manager Becker thanked Mr. Ellison for his 31 years of dedicated service to the District. President Verbanec presented Resolution 26-26 recognizing his service and congratulating him on his retirement. Mr. Ellison addressed the Board and attendees, expressing his deep gratitude for the opportunity to serve the District. Maintenance Manager Nic Faro also presented Mr. Ellison with a personalized nameplate for the District’s retiree recognition plaque—an idea originally proposed by Mr. Ellison himself.

LAW ENFORCEMENT

7. *Law Enforcement Program Status Report:* Sergeant Geddes reviewed verbal warnings and citations issued during the reporting period. In response to a resident complaint, Sunridge Road was closely monitored, with no unusual speeding patterns observed. CHP staffing will be increased during Car Week to deter speeding and unsafe driving. Commander Brandon Smith summarized MCSO statistics, and PBC Director of Security Peter Brown announced Car Week traffic closures.



MINUTES AND FINANCIAL MATTERS

3. *Minutes:*

MOTION 26-07-02: Approve, as presented, the *Minutes* of the Regular Board of Directors Meeting held on June 26, 2026

Moved by: Director Laska

Seconded by: Director Froke

Roll Call Vote:

Director Gebhart	Yes
Director McKee	Yes
Director Froke	Yes
Director Verbanec	Yes
Director Laska	Yes

Motion Approved: Unanimously, carried 5-0.

Absent: None

There were no Board or public comments.

4. *Statement of Receipts and Disbursements for June 2026:* CFO Marianna Pimentel presented and answered questions.

5. *Cash Basis Report for June 2026:* CFO Marianna Pimentel presented and answered questions.

6. *Check Register for June 2026:*

MOTION 26-06-03: Approve the *Check Register* for June 2026

Moved by: Director Laska

Seconded by: Director Froke

Roll Call Vote:

Director Gebhart	Yes
Director McKee	Yes
Director Froke	Yes
Director Verbanec	Yes
Director Laska	Yes

Motion Approved: Unanimously, carried 5-0

Absent: None

There were no public comments.

FIRE DEPARTMENT

8. *Fire Chief's Monthly Report:* Battalion Chief Fry reported on fire department activities, including a successful sailboat rescue, recognition of Pebble Beach security employees who helped a distressed colleague before emergency services arrived, and training exercises including multi-company live fire training and a water rescue simulation at Carmel State Beach. A new Drone Mitigation Team has been established and will oversee three major events in Monterey Peninsula during Car Week as well as other future major events. Battalion Chief Frank Espinoza has been promoted to Division Chief for the North Division. The fuels team reported progress on fuel reduction projects including work on Fire Road 24 and the Forest Lake Bristol Curve area.



MAINTENANCE, ENGINEERING & CONSTRUCTION

9. *Operations and Maintenance Report:* Principal Engineer Chris Simmons reported Forest Lake Reservoir (FLR) storage level decreased from 104 million to 82 million gallons due to typical summer demand, though storage remains higher than last year. Production was 91% in June and averaged 85% in July, when reservoir storage declined by 32 million gallons. Engineering is evaluating the 20-year-old FLR liner for potential future replacement. On the Reclamation activities, consultant Corpro completed a recycled water pipeline cathodic protection survey, with results pending. Maintenance activities included repairing the FLR chlorine feed system solenoid, replacing coolant heaters on stationary generators at the Sunset Lane (P-5) and Pebble Beach Golf Links (P-7) wastewater pump stations, and replacing the air relief valve at Seal Rock Pump Station (P-3). The new CCTV Ford Transit van was also received, and it offers improved mobility for inspections throughout the forest.
10. *Capital Improvement Projects:* Principal Engineer Simmons gave an overview of Capital Improvement Projects and answered questions. Undergrounding work with contractor Outsource is expected to mobilize the week of August 17; Highway 68 Pump Station P-4 Rehabilitation Project design is nearing completion; Seal Rock Pump Station P-3 project has started demolition of the center pump slot, with new concrete pads planned for installation in the coming months; design work for the Sewer Line Replacement Project is coming to completion and bidding will occur in the fall.

11. *Adoption of California Uniform Public Construction Cost Accounting Act Procedures:*

MOTION 26-07-04: Adopting Resolution 26-24 authorizing adoption of California Uniform Public Construction Cost Accounting Act Procedures.

Moved by: Director Laska

Seconded by: Director Froke

Roll Call Vote:

Director Gebhart	Yes
Director McKee	Yes
Director Froke	Yes
Director Verbanec	Yes
Director Laska	Yes

Motion Approved: Unanimously, carried 5-0.

Absent: None

There were no Board or public comments.

12. *Wastewater Reclamation Management Committee (RMC) Meeting on July 14, 2026:* General Manager Becker reported that the Governance Sub-Committee (GSC) was formed to review and update the RMC agreements. The GSC plans to select a consultant or law firm to draft a new five-way agreement over the next 12 months, which will be submitted to each independent board for review and final approval.
13. *CAWD Board of Directors Meeting on July 30, 2026:* Director Froke and General Manager Becker attended the meeting. Director Froke noted that CAWD board covered GSC's role and discussed legal firm options to scribe the new RMC agreement. Mr. Becker summarized other key points from the meeting: the CAWD board approved purchase of lab equipment, adopted environmental documents for sewer work at Carmel Woods and Pescadero Canyon, approved a job description for an Operator in Training position, and the Board Clerk was recognized for completing municipal clerks' designation.



GENERAL GOVERNMENT

14. *Special Districts Association of Monterey County:* President Verbanec and Director Froke attended the meeting held on July 21, 2026. The new Executive Officer of the Local Agency Formation Commission of Monterey County (LAFCO) Ken Wysocki presented. Directors spoke highly of Vince Ferrante, who is the Vice President of the Board of Moss Landing Harbor District and a Director for California Special Districts Association (CSDA).
15. *Topics for the PBCSD Fall/Winter Newsletter:* Administrative Services Manager/Board Clerk Yuriana Nuñez presented a list of suggested topics for the upcoming Fall/Winter PBCSD Newsletter. The Board suggested citing emergency authorities on winter preparedness for the inclement weather topic.
16. *Biennial Review of the PBCSD Conflict of Interest Code:*

MOTION 26-07-05: Adopting Resolution 26-25 confirming biennial review of the PBCSD Conflict of Interest Code.

Moved by: Director Laska

Seconded by: Director Gebhart

Roll Call Vote:

Director Gebhart	Yes
Director McKee	Yes
Director Froke	Yes
Director Verbanec	Yes
Director Laska	Yes

Motion Approved: Unanimously, carried 5-0.

Absent: None

There were no Board or public comments.

18. *District Property Surplus:*

MOTION 26-07-06: Adopting Resolution 26-27 declaring District property surplus and authorizing its disposal.

Moved by: Director McKee

Seconded by: Director Gebhart

Roll Call Vote:

Director Gebhart	Yes
Director McKee	Yes
Director Froke	Yes
Director Verbanec	Yes
Director Laska	Yes

Motion Approved: Unanimously, carried 5-0.

Absent: None

There were no Board or public comments.

MISCELLANEOUS INFORMATION AND COMMUNICATION

19. *A. General Manager Report:* General Manager Becker reported that all seven Peninsula member agencies have approved a Request For Proposal process for the Solid Waste Franchise Agreement.



He also noted that LAFCO is seeking nominations for a regular member seat and provided CSDA's mid-year legislative update. Mr. Becker thanked summer intern Mr. Cederstrom for his contributions, reminded the Board that a regular Board meeting will not be held in August, and invited members to Kelvin Ellison's retirement celebration following the meeting.

B. Miscellaneous Communications: None.

C. Questions from Directors or staff seeking clarification of matters within purview of the District:
None.

CLOSED SESSION

20. *Conference with Legal Counsel – Existing Litigation (Gov. Code § 54956.9 (d)(1):* The was no public comment regarding the Carmel Area Wastewater District v. Pebble Beach Community Services District litigation. The Board went into Closed Session at 11:52 a.m. for a conference with legal counsel and returned to open session at 12:50 p.m. Legal counsel reported that an update was provided to the Board, and direction was given, but no reportable action was taken.

ADJOURNMENT

21. There being no further business, President Verbanec adjourned the meeting at 12:50 p.m. to a regular Board meeting to be held on Friday, September 25, 2026, at 9:30 a.m., in person and via Zoom.



Nicholas R. Becker, Board Secretary

